

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL MINUTES
Tuesday, June 8, 2010
(Approved June 22, 2010)
Oak Grove Middle School Library
7:30 pm**

1. **Call to Order:** Dan Neirinckx called the meeting to order at 7:30 p.m.
2. **Roll Call Present** - Janet Mulder, Jonathan Shultz, Dan Neirinckx, James Talbot, Frank Hewitt, Yvonne Purdy-Luxton, Wythe Davis, Krishna Toolsie, Steve Wragg, Dale Fuller, Michael Casinelli, Earl Katzer, and Judy Bohlen

Absent:

Excused: Dan Kjongegaard, Randy White
3. **Motion to approve the Agenda for June 8, 2010 as posted 72 hours before the meeting, and the minutes for May 25, 2010 correcting the minutes to reflect that the meeting was adjourned at 10:00, not 9 p.m. as written. Motion carried unanimously.**
4. **Open Form - Opportunity for public to speak on any item not on the agenda - limit 3 minutes**
 - a. Frank Hewitt, Krishna Toolsie, and Janet Mulder will not be present at the next JDCPG meeting.
 - b. Jim Talbot announced the Rural Fire Open House in their new facility will be on a date in July and all are invited to see the new firehouse. Check the *Jamul Shopper* for date certain.
 - c. Earl Katzer went to an Annual Training meeting in Escondido last Saturday and he felt that some derogatory remarks were made about the East County Planning Groups and he registered a complaint.
5. **SDG&E Jamul Proposed Substation – Jim Talbot reported that there are no new developments, however Joe Zaulauf contacted Dan Neirinckx asking for contact info from the County regarding the Otay Ranch master plan GPA. Dan gave him the name of Leann Carmichael who has been Dan’s contact on this Village 16 project.**
6. **Otay Ranch Village 14 & 16 – GPA Request for Information – Dan Neirinckx reported that this item would be held until a later meeting.**
7. **MUP78-153-08 – Richland Towers – San Miguel Mountain – Dan Kjongegaard was not present and Judy Bohlen introduced Richard Valdez of Richland Towers – who reported that when they were here in**

January, the Planning Group took a vote and the recommendation for approval did not pass. The County has reviewed the revised maps and have no further comments and asked Mr. Valdez to come back before our JDCPG. **Judy Bohlen** said that **Dan Kjongegaard** had told them that sheet #2 on the redlined plot plan designated all of the elevations of the antenna heights, and the new one does include the elevation of the tower, but neglects to include the height with the addition of the antenna. **Judy** asked about the removal of the second tower when it is no longer used, and would suggest the recommendation of approval be conditioned upon removal of the towers within two years from the time they are vacated of all tenants. **Frank Hewitt** suggested that all towers under their jurisdiction be removed when they are obsolete. This tower is being built to replace the tower that burned down in the fire. **Judy Bohlen moved that we recommend approval of the Richland Tower conditioned upon the removal of the towers within two years from the time they are vacated of all tenants. Motion carried: 11, Yes; 1 No (Mulder); 1 Abstention (Toolsie).**

8. **POD09-006 – Zoning Ordinance Amendment – Solar Energy – Dan Neirinckx, Steve Wragg and Yvonne Purdy-Luxton.** Dan Neirinckx stated that the impacts on the scenic highway views could be a potential concern. This ordinance considers the use of onsite systems by right on residential, agricultural and commercial uses. The only part Dan felt could be a problem was if they are placed in a view shed or the scenic highway. The proposed Zoning Ordinance amendments would continue to allow Solar Energy Systems to be located near or within the composite view shed of a State scenic highway upon either a ministerial or discretionary permit. The proposed ordinance amendments would clarify that existing setback and height regulations apply to Onsite Solar Energy Systems, which would minimize impacts on visual resources including state scenic highways. Furthermore, pursuant to the proposed ordinance amendments, all future Offsite Solar Energy Systems would require either an Administrative or a Major Use Permit and further environmental review for impacts to visual resources, including scenic vistas. This would not require another fee or permit to install. The ten acres requirement means that if your solar energy is planned to be used for off-site energy it would require a major use permit if the project takes up 10 acres or more. If it is less than ten acres, it requires only an Administrative Permit.
9. **Guidelines for Determining Significance to Wild land Fire and Fire Protection - Steve Wragg** stated that he will bring this to us next week as this document is going to determine what is significant and what is not as far as determining the threshold upon which it would be significant.
10. **General Plan Update – Dan Neirinckx met with Jimmy Wong and Carl Stile** discussing some of our problems we had with their proposal to split properties between commercial and residential that are existing commercial. He had a good response and feels they will make changes before the Planning Commission meeting on July 9, but does recommend

that Mr. Button be at the meeting. He also discussed the Katzer property and their response was they are looking at making all of that property C-36 – Today it is split between commercial and residential, however the map they sent showing the residential placement, was in error. Regarding the Trading Post at Lyons Valley, County Staff is proposing split zoning between residential and neighborhood commercial. The owner has expressed that he would prefer either all commercial or all residential. Our recommendation was to split the zoning, but the County may consider zoning it all residential to go with the owner's reported request. At the meeting Dan presented the same information that we had presented in 2005 to the County Staff.

- 11. Jamul Indian Village Casino Status Report and Recommendation – no report.**
- 12. JDCPG Officer's Announcements and Reports:**
 - a. P10-013 Mobilitie LLC Barratt Junction – 19151 SR 94 – off of Little Tecate Road – Robert and Deena Jackson – given to Yvonne Purdy-Luxton.**
 - b. DPLU letter with comment General Plan Update Ordinance Consistency Review – Given to Dan Neirinckx**
 - c. TPM21108 – Joshua Allen – final notice of approval – given to Wythe Davis to review and report back.**
 - d. DPLU Letter invitation Discuss Alternatives for Community Representation Saturday 26, 2009 9a.m. at DPLU Employee**

Adjournment: Neirinckx adjourned the meeting 8:25 p.m. reminding us that the next regular meeting is **June 22, 2010 at 7:30 p.m. at OAK GROVE MIDDLE SCHOOL LIBRARY**

Respectfully submitted,
Janet Mulder, Secretary